

Proposed Consultants brief for identifying a Gypsy and Travellers' site within Gedling Borough – April 2017

General requirements

Tenders are invited from appropriately qualified consultants for a study to identify a suitable and available site for accommodating the required three pitches for Gypsy and Travellers within the built-up area of Gedling Borough.

Background

The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (January 2016) identifies a need for a total of three additional pitches within Gedling Borough over the period 2014 – 2029. It is recognised that the need is higher in the earlier years of the plan period and, as such, a site will be planned for by 2019.

The draft Gypsy and Travellers Policy proposed as a modification to the Local Planning Document commits the Borough Council to identifying a suitable site to accommodate the requirements for 3 pitches to be provided by 2019. The site will need to be located within Gedling Borough and the area of search is within the built up area outside of the Green Belt.

Policy Context

National Policy

The Government's Planning Policy for Traveller Sites (2015) sets out how Gypsy and Traveller accommodation needs should be assessed. Planning Policy for Traveller Sites also states that local planning authorities should set pitch targets for gypsies and travellers which address the likely permanent and transit site accommodation needs of travellers in their area.

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

Aligned Core Strategy Policy

Policy 9 of the Aligned Core Strategy (which forms part 1 of the Council's Local Plan) states that sufficient sites for Gypsy and Travellers accommodation will be identified in line with the robust evidence base and sites will be identified in Part 2 Local Plans. Policy 9 also includes criteria for site selection, as follows:

- The site is not located within the Green Belt except in very special circumstances;

- The site should be located within (or a reasonable travelling distance of) a settlement which offers local services and community facilities, including a primary school;
- The site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area.

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20\(August%202014\)%203-9-14.pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20(August%202014)%203-9-14.pdf)

Methodology

Area of Search

The area of search is set out in more detail below:

- Area of search within the (planned limits) to built up areas including:
 - Arnold/Carlton;
 - Edge of Hucknall;
 - Bestwood;
 - Calverton;
 - Ravenshead

Site Selection Criteria

The consultants should advise and agree with the Borough Council relevant site selection criteria that reflect:

- Absolute constraints (Local Nature Reserves, Local Wildlife Sites, pSPA, Scheduled Monuments, Registered Parks and Gardens).
- Other constraints (flood zones, conservation areas, listed buildings, archaeology, greenfield/brownfield, minerals, public open space).
- Site characteristics (proximity to facilities/services, compatibility with neighbouring uses, accessibility, amenity etc).

These site selection criteria should reflect early engagement with representatives of the gypsy and traveller community.

The site could be either publicly owned or in the private sector. In addition to the site being located so that a range of services is accessible, the study should focus in particular on the following types of land use:

- Publicly owned land;
- Areas of public open space that are surplus to requirements;

- Areas in need of regeneration where the provision of a site could provide benefits for example some provision of public open space in proximity to the pitches;
- Employment sites of a mixed use character close to services and facilities.

Specification

- To identify site options;
- Consult with the gypsy and traveller community and the Gypsy and Traveller liaison officer on the site options;
- To recommend a site of around 0.5 ha for Gypsy and traveller provision that is suitable and available and viable.
- Identify potential site managers in conjunction with the National Federation of Gypsy Liaison Groups, to include known housing associations specialising in this form of provision.
- To include a risk assessment related to the delivery of the site together with mitigation options for addressing any identified risks.

Outputs

- To set out a clear methodology for site selection agreed with the Borough Council
- Production of a draft report to be available in electronic format;
- At least 3 meetings with the Gedling Borough Council officers including at inception, draft report and presentation of final findings;
- Final report to include site assessments and conclusions;
- Report to include evidence to support the basis of all assumptions and limitations of work; and
- Provision of a detailed written report by September 2017.

Timetable

- | | |
|----------------------------------|----------------|
| • Invitation to tender | April 2017 |
| • Deadline for return of tenders | Mid May 2017 |
| • Project start date | June 2017 |
| • Inception meeting | June 2017 |
| • Draft Report | August 2017 |
| • Final report | September 2017 |

Next steps

- Submission of planning application by autumn 2017
- Determination of planning application by early 2018
- Construction of site by summer 2018
- Site operational by autumn 2018

Project Management

The project will be managed by officers from Planning Policy and Economic Development.